



March 28, 2005

The Town of New Windsor Planning Board
The Town of New Windsor
555 Union Ave.
New Windsor, New York

Re: Lands of Pellegrino, Minor Subdivision
Section 52, Block 1, Lot 6
County Route 94, Town of New Windsor, County of Orange

Dear Planning Board:

The above referenced application is before the planning board to seek a minor (2) lot residential subdivision. There is currently an existing dwelling which is depicted on lot # 1 and the proposed dwelling will be located on proposed Lot#2. The total area of the subject parcel is 4.724 acre. The parcel is located in the R-1 district. The parcel is located on Route 207 approximately 1000 ft West of Hampton Court.

The applicant is proposing a private road of approximately 350 ft. The private road will serve both the new dwelling and the existing dwelling. The road will conform to The Town of New Windsor standards for private roads. There will be no driveway access onto Rt. 207. The existing driveway entrance for the former landscape yard will be the new entrance for the proposed private road, eliminating any need for an additional curb cut from the state DOT.

The new lot will have a typical subsurface sewage disposal system and an onsite well. The location of these components will meet all regulation of the New York State Health regulation for proper separation distance. Each lot meets all zoning requirements.

This application has been reviewed by the Town engineer during (3) separate workshop sessions and is presented for sketch review at this time. If there are any questions, please feel free to contact me at any time. Thanks in advance.

Respectfully yours,
Hudson Valley Engineering & Land Surveying, PC



Michael E. Miele, P.E.